



THE OLD FORGE



THE OLD FORGE  
102 GEORGE LANE  
NOTTON  
WAKEFIELD  
WF4 2ND



HODSONS

**The Old Forge was completed in 2013 and is an outstanding example of a modern energy efficient family home. The property boasts spacious accommodation throughout with thoughtfully planned living space.**

A viewing is strongly recommended and will reveal a most impressive reception hall with full height ceiling and feature open tread oak staircase, a truly outstanding open plan kitchen and day room area with full length bi-folding doors, complete with quality units in an ivory high gloss finish, feature tiled wall and an extensive range of Siemens appliances. The lounge which has an attractive Inglenook fireplace formed from reclaimed oak beam and bricks from the original Old Forge, separate dining room, study. To the first floor level are four bedrooms, two of which have en suite facilities and walk in wardrobes, the main house bathroom is also located at this level. To the second floor are two further bedrooms and a separate shower room.

The Old Forge is a most individual and contemporary styled home one which has an array of fine features including CCTV, an energy efficient gas fired central heating boiler full width bi folding doors to the ground floor rear elevation, providing a spacious and light environment and ideal for outside summer entertaining.

Equal care and attention has been provided to the external areas. To the front is a large cobble block paved area providing substantial off road parking and leading to a detached double garage.

The rear garden has been comprehensively landscaped with paved patio sitting areas and steps leading up to a manicured lawn with well stocked and established side borders. In addition a stone flagged path leads to a wooden hot tub sited within its own roofed pergola. The garden is an outstanding amenity providing a stunning space for outdoor entertaining.

Situated in the delightful village of Notton some 6.5 miles south of Wakefield centre. Offering all the best of village life, adjacent to scenic open countryside with easy access to all the main arterial routes for onward travel.





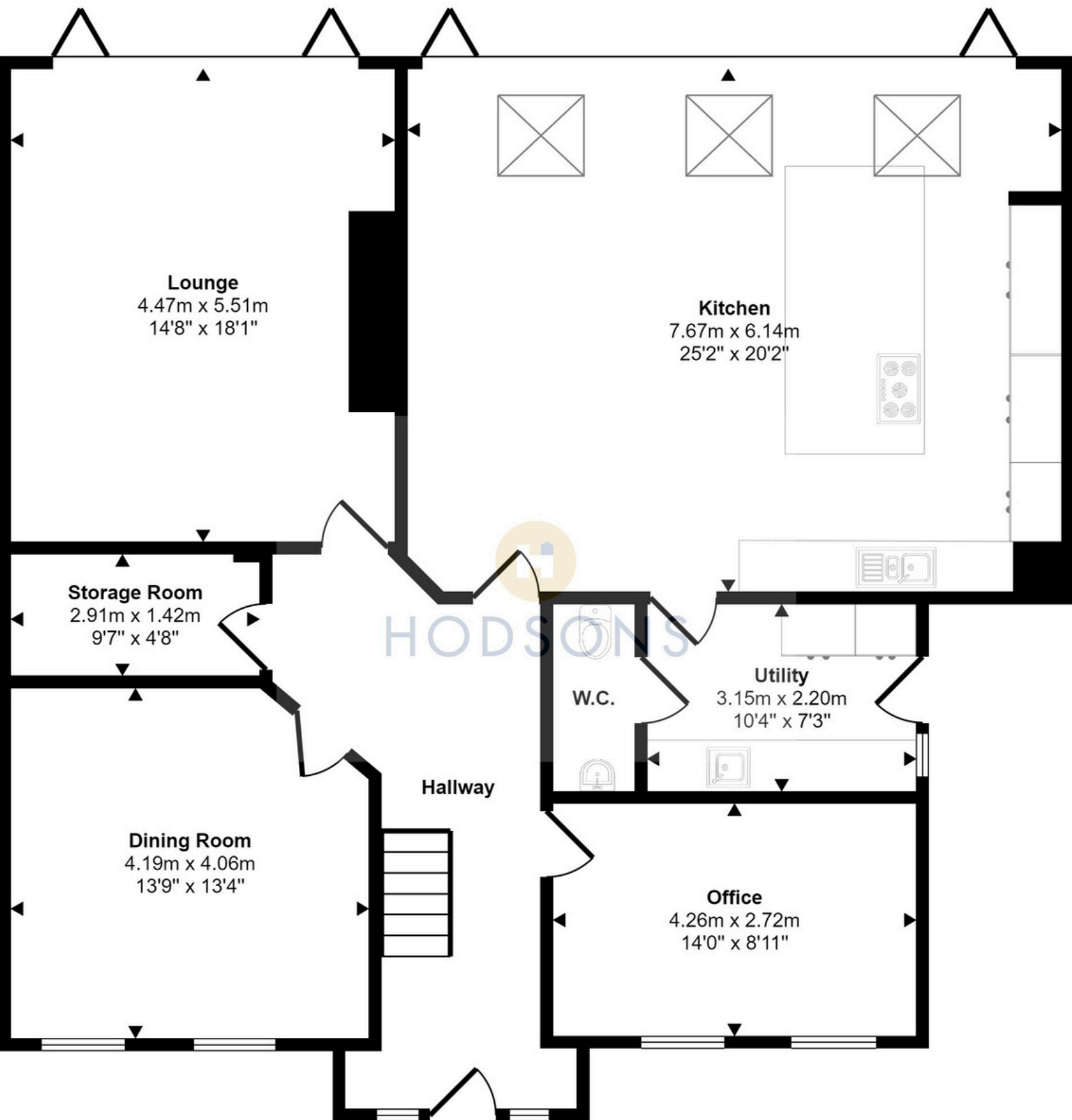










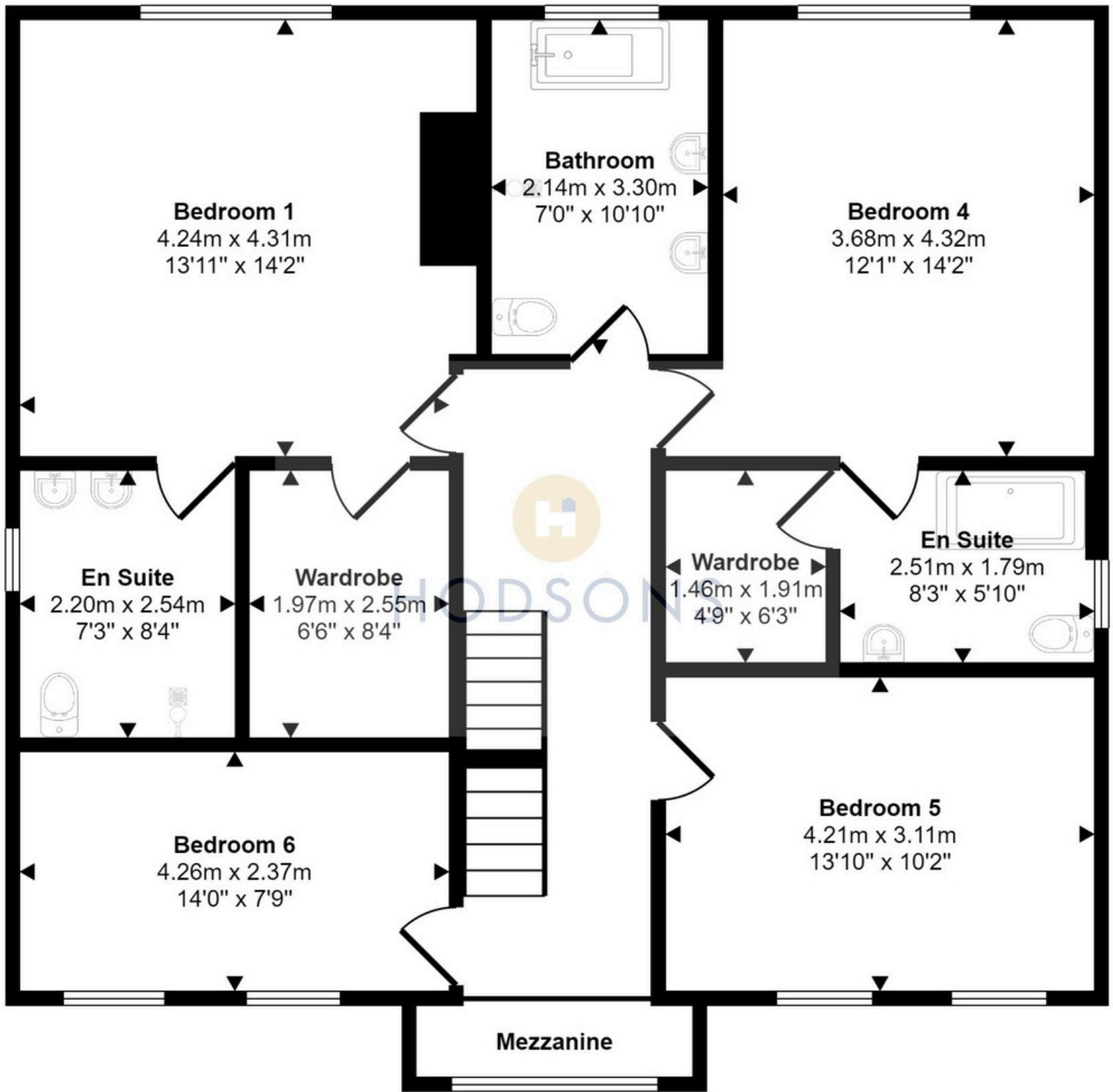


## Ground Floor

Approx 132 sq m / 1422 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

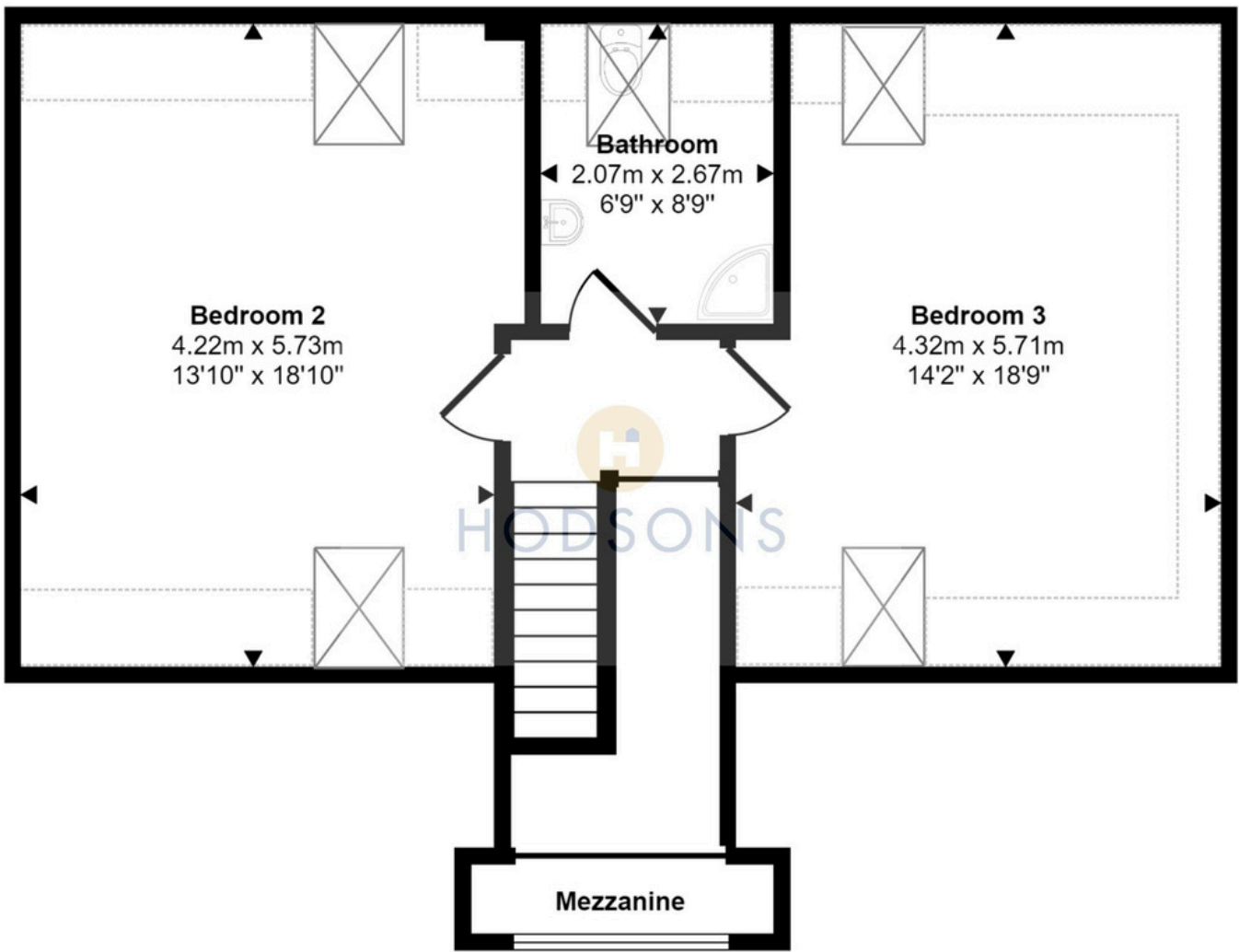


## First Floor

Approx 101 sq m / 1087 sq ft


☐ Denotes head height below 1.5m

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## Second Floor

Approx 59 sq m / 638 sq ft

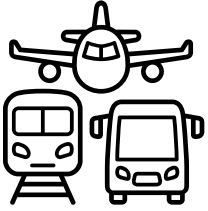
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



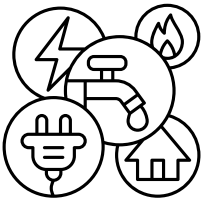
**Wakefield 6.5miles**  
**Barnsley 5.5 miles**  
**Leeds 20 miles**



**Sandal & Agbrigg train station 3.5 miles**  
**M1 Junction 39 3.4 miles**  
**Leeds Braddford Airport 19 miles**



**Broadband estimated speeds Standard**  
**6mbps Superfast 80mbps**



**Services, Connected to mains water, electricity, drainage and gas**



**Wakefield Council Band G**



**Viewings - Strictly by appointment only**



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